

## Breuninger Built Homes

### Varnum Street, Just West of 16th Street



BUILT IN DETACHED, SEMI-DETACHED AND ATTACHED STYLES

FIRST there is a beautiful detached brick home 40 feet wide, situated in a grove of large oaks. Spacious grounds surround the house; a double-car garage in rear. This is an ideal home.

THEN there are the semi-detached homes built on a unique design—the front entrance door is on the side of the house, with the result that a center hall type of house is secured, the living room being on one side of the entrance hall and the dining room on the other side. THERE are also the attached style of house—that design which proved so practicable and livable in our recent operations.

DESCRIPTION: Hytex brick, containing nine rooms, two baths with marble shower and built-in tub, hot-water heat, electric light, hardwood floors, glass-enclosed sleeping and breakfast rooms, instantaneous hot-water heater, plastered cellar ceiling, spacious living room with open fireplace. Houses are 23 to 24 feet in width. Brick garage on rear of deep lot, abutting a 20-foot alley.

But you must really see these homes to get an adequate idea of their many unusual and interesting features.

Exhibit Home, 1615 Varnum Street, open for your inspection every day

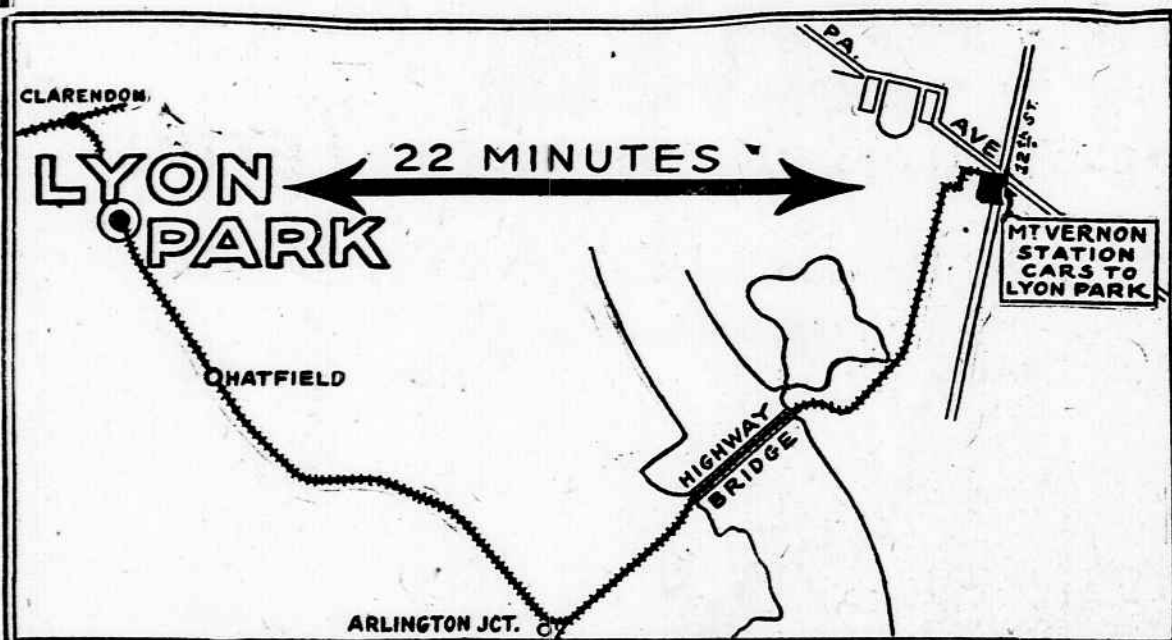
### L. E. Breuninger & Sons

706 Colorado Bldg.  
14th and G Sts. N.W.

Phone Main 7166

## LYON PARK

WASHINGTON'S NEW SUBURB



(STUDY THE MAP)

**\$150,000 Worth Sold to Date**

No better recommendation of Lyon Park's superior advantages is necessary than the large number and splendid type of people who have already bought.

The great majority of purchasers inform us that they intend to build homes as quickly as possible.

Lyon Park already is the site of many pretty homes, built and building.

This means greater values. Located directly on two main thoroughfares of traffic—the Washington-Virginia Railway and the new Washington Boulevard—its accessibility is difficult to equal.

Twenty-two minutes to the center of town, 17 to 20 minutes to many government departments, with fine trolley service and paved auto roads.

Conveniences—Sewers, gas, electricity and other city improvements; city mails and store deliveries.

Restrictions—You are entitled to good neighbors and good homes about you. You get them in Lyon Park.

Moderate Prices—From one-sixth to one-half similarly situated land within the District.

Easy Terms—Land can be bought on terms to suit buyer's convenience. No interest, no taxes while buying.

Insurance—Every buyer of a lot is automatically insured against his family's loss of lot by death.

Health—Lyon Park is on a beautiful Virginia plateau, away from the heat and dust of the city, and 250 feet above Pennsylvania avenue—a safe place for children and a sensible place for grown-ups.

**LOTS 15c AND 20c A SQUARE FOOT**

See Lyon Park Today—Pick Out Your Lot While the Most Desirable Locations Are Still Available  
SALESMEN ON PROPERTY EVERY DAY

#### HOW TO REACH LYON PARK

1. Take Falls Church line trolley at Mt. Vernon Railway Station, 12th street and Pennsylvania avenue. Get off at Lyon Park Station. Commutation fare, 10¢ cents.
2. Drive over Highway Bridge and Military Road, through Arlington Cemetery and Fort Myer. Take Fort avenue to Lyon Park.
3. Phone Main 1145 for salesman to drive you to property.

#### TERMS

\$20 reserves a lot  
\$20 a month pays  
for it  
NO INTEREST!

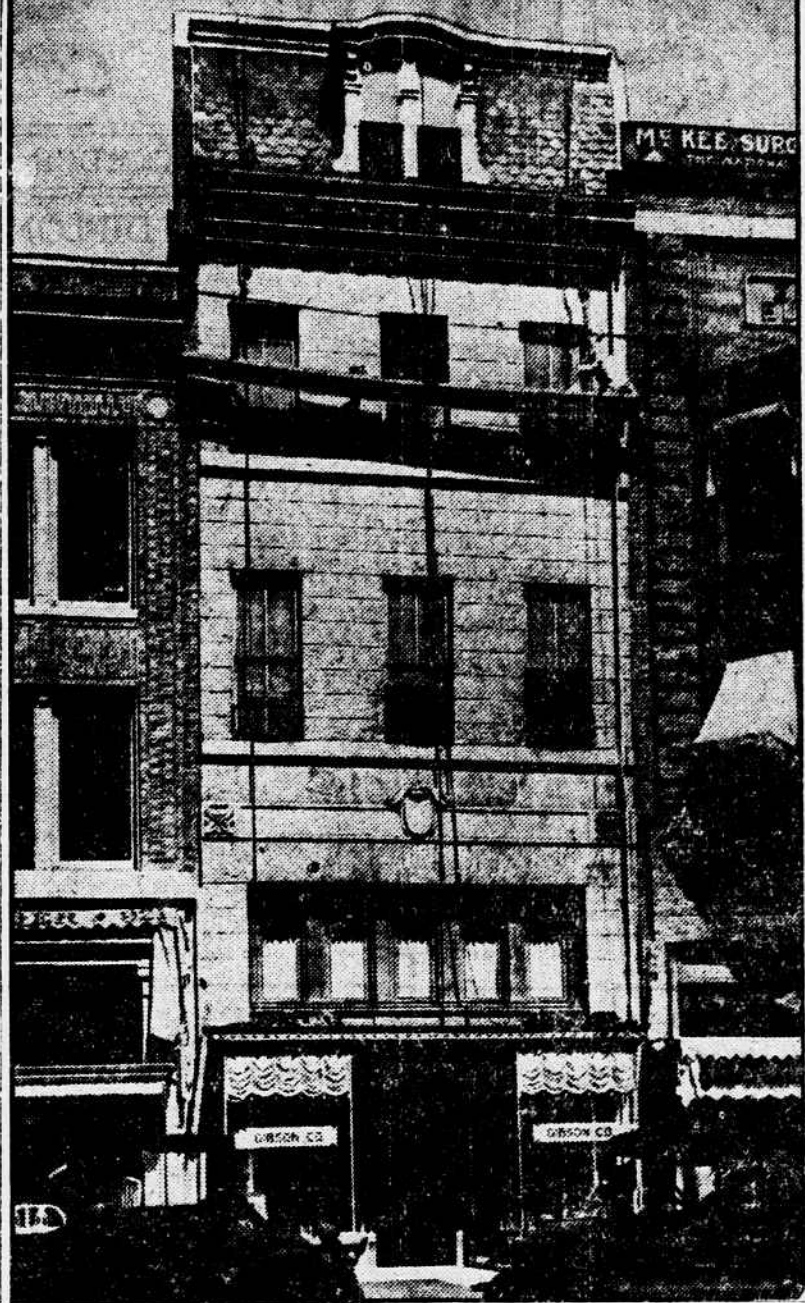
#### Ruby Lee Minar

Sales Manager  
412 Evans Building  
Phone Main 1145

#### TERMS

\$20 reserves a lot  
\$20 a month pays  
for it  
NO INTEREST!

### GIBSON COMPANY IN NEW HOME.



Removal of the Gibson Company to its new home, 919 G street northwest, has been effected. The building is next door to the old location, 917 G street. The structure was designed with special attention to show window space.

### 40 HOUSES BEGUN AT CHEVY CHASE

D. C. Real Estate Firm Reports Building Plan Involving \$500,000.

Confirmation of a prediction that the fall season would bring an active real estate market is contained in an announcement by Allan F. Walker & Company, Inc., of a large number of business and residential property sales in various parts of the city. As evidence of the company's belief in a continuation of the present buying period, it is pointed out, a tract of nine acres was purchased in Chevy Chase, where a \$500,000 home building operation is planned. Work has been begun on the construction of forty detached houses, each to be located on large lots.

In addition, the company is building a number of bungalows in Brookland, the second part of a large operation. All of the bungalows built up to now were sold before completion.

Sales Total \$175,000. Recent sales reach a total of over \$175,000.

The three-story building, 1919 Pennsylvania avenue northwest was sold for Elizabeth A. Todd to Morris Park. The first floor is occupied by business interests, with apartments above.

The new residence at 3327 33d place was sold for Harry A. Kite to Gladys E. Porter. This is an eight-room and two-bath dwelling in Cleveland Park. It was just completed by Mr. Kite.

The property at 3217 13th street northwest was sold for Harry A. Kite to Felicia A. Reeve. This is a three-story brick dwelling, containing ten rooms and two baths.

Norman E. Billow purchased the house at 5310 41st street, Chevy Chase, from Rose W. Browning. This is a six-room and bath modern house, with built-in garage, front and rear porches and other features.

The residence at 1420 K street was sold for W. C. Williams to W. H. Weaver. This is a six-room and bath brick dwelling.

Colonial House Sold. Albert W. Ayre sold the property at 1312 Monroe street northwest to Charles F. Harper. This is a colonial type brick house containing six rooms and bath and sleeping porch.

A three-story brick house, containing ten rooms and bath, with a lot 20x118 feet, located at 1119 17th street northwest, was sold by Elsie A. Lay to a local investor.

Col. Frank W. Rowell purchased the residence at 5308 41st street, Chevy Chase, D. C., from Rose W. Browning. This is a house of six rooms and bath, with built-in garage.

In Dumbarton Courts, apartment 208 was sold to Mrs. Ada Rhodes, apartment 204 was sold to Iglid Povelson and apartment 206 was sold to Miss Alice Barbour.

In the Avondale, 1734 P street northwest, apartment 51, containing six rooms and two baths, was sold to Mrs. Alice Horne and apartment 52 was sold to Katherine Emrich.

In the Lambert, 1791 Lanier place, apartment 4 was sold to Mageline Morgan.

Apartment Changes Hands. In Cavanaugh Courts, 1524 17th street northwest, apartment 107 was sold to Minnie Aylo, apartment 103 was sold to Thomas F. Klutz, apartment 218 was sold to Ethel Mohn, and apartment 112 was sold to Florida G. Richmond.

In the Adelphi, 1427 Chapin street northwest, apartment 38 was sold to Frank S. Hemmick.

In Rutland Courts, 1255 17th street northwest, apartment 406 was sold to Annette Galligan.

The apartment sales were made under the co-operative plan.

J. W. WORK TO BE GUEST OF DISTRICT REALTORS

Vice President of National Organization to Stop Here on Tour.

J. M. Work, vice president of the National Association of Real Estate Boards, who is touring the east in the interest of his organization, will be the guest of the Washington Real Estate Board at the annual meeting October 10, it was announced today by John A. Petty, executive secretary.

Mr. Work will be accompanied here by Mrs. Work. An invitation to visit Washington was extended Mr. Work when it became known that he planned the eastern tour, and his acceptance was received this week.

The realtor will attend the Virginia convention of real estate boards in Norfolk, October 5 to 8, will stop over in Philadelphia, will attend the Indiana convention in Lafayette, Ind., October 13, and also the Illinois convention at Peoria, October 15.

### LEARN ZONE RULES, REALTORS ARE TOLD

Maj. Carey H. Brown Explains Regulations at Board Luncheon.

Realtors of Washington, in order properly to serve their clients, must familiarize themselves with the zoning maps and regulations, according to Maj. Carey H. Brown, executive secretary of the District Zoning Commission, who addressed members of the Washington Real Estate Board at the luncheon of the board this week.

If a realtor is selling or buying a lot for a certain use he must know if that use is permissible on that particular lot, as well as the height and area of the building he may erect thereon, Maj. Brown pointed out. If a client wishes to build a home or a business building he should be advised where to build in order to get the full protection of the zoning system.

When a building intended for residential, commercial or industrial purposes is to be erected it is taken as a matter of course that plans be first prepared so that the finished building may meet the requirements placed upon it," the officer stated. "It is clearly recognized that to proceed without such a plan would be ruinous. This is a common-sense idea, and it

seems perfectly logical that it should be extended to apply to a group of buildings or to groups of groups which constitute cities. However, it is evident from the frequently haphazard arrangement of buildings, the conglomeration of residence, business and industry in many localities, the congestion in one square and the vacant property in the next, that much has been overlooked in the application of planning to the city.

"City planning proceeds in two well defined directions. The first is in the planning of the public property, such as the streets, parks and public buildings, and in the control of railways, street railways and other traffic. This function of city planning is well recognized. You are all familiar with local features as the L'Enfant plan, the highway plan, the McMillan park plan, the work of the Fine Arts Commission, the legislation affecting railway location, the Union station and grade crossings, the authority of the Public Utilities Commission as to the location of street railways, bus lines, etc., and the work of the traffic bureau as regards traffic regulations and parking.

"The second function of city planning is the control of the development of private property in so far as it affects public welfare. Zoning is a term applied to such control when exercised in a comprehensive manner as to height, area and use of buildings.

"Zoning is an attempt to provide for orderly growth and expansion of a city on a well considered plan. Area regulations are intended to require a building to provide on its own lot light and air space necessary for itself, and, further, to provide this space in such a way that it is of general benefit. With uncontrolled building the erection of a new building in a neighborhood may often mean a net loss in the aggregate value of buildings in that neighborhood.

hood, but if the neighborhood is planned by zoning, each new building fits into the plan and adds to the aggregate value often more than the cost of the building itself. Zoning will attract money to investment in real estate, as it tends to prevent loss of real estate values due to blighting of a district or of an individual building by erection of undesirable neighborhood buildings.

"To be sure, not zoning alone, nor an incomplete nor ill-considered system of zoning can accomplish all these things. There is no cure-all. But it is certain that these desirable things cannot be accomplished without zoning."

**CHEAPER THAN BRICK**

### Why Stop Building?

Our Artificial Stone Construction Brings Building to a Pre-War Basis

Let our 20 years' experience be of service to you. Three-way builders—% or contract or we furnish material, you do work.

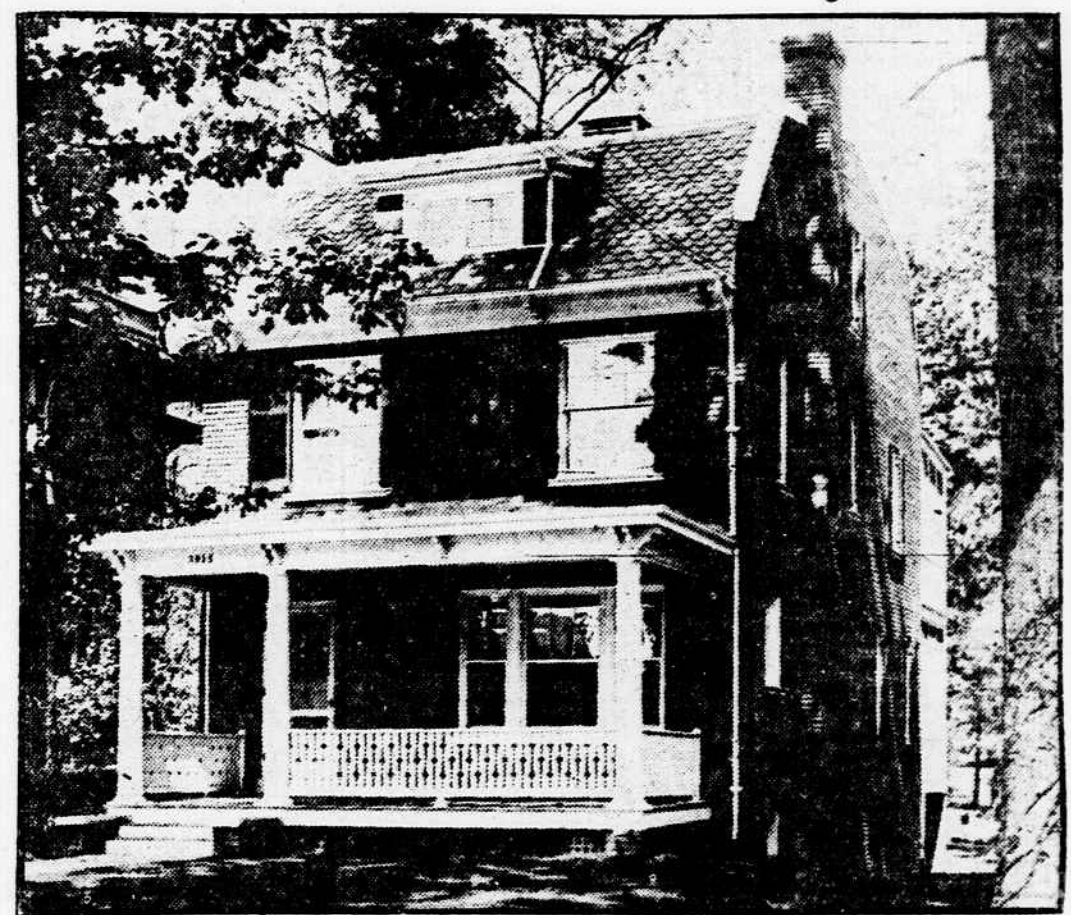
**EDMONDS CONTRACTING CO., INC.**  
26th and Evans Streets N.E.  
Phone N. 9091

Dealers in CEMENT, ARTIFICIAL STONE, LIME

Get Our Estimates and Be Convinced.  
We Make Anything Out of Cement

**BETTER THAN BRICK**

### OPEN ALL DAY SUNDAY Detached Brick Chevy Chase



No. 3935 Livingston Street N.W. Beautiful colonial style house, containing eight rooms and two baths on two floors. Large attic, fine built-in garage, extra large sleeping porch; breakfast, kitchen and front porches. Entire house screened. High-class plumbing fixtures, beautiful oak floors. Ready for IMMEDIATE OCCUPANCY.

### BOSS & PHELPS

"HOME OF HOMES"  
No. 1406 "H" Street N.W.

### Wardman's Newest Offering In Homes



Inspection  
House  
221  
Bryant St.  
N. E.

### Lower Priced Homes of the Same Wardman Caliber

We have awakened to the realization that low-priced homes are the order of the day. Direct connections with large building operations permitted the immediate erection of the present Wardman offering—but if you are familiar with our organization you'll know that this offering will be as quickly sold as past Wardman successes.

#### Location

On Bryant, Adams and Ascot streets Northeast, between Second and Third streets (just north of Rhode Island avenue). These homes contain all modern improvements and conveniences. They will be complete in every respect.

#### PRICE:

Six rooms and bath, \$6,000; six rooms and bath, built-in garage, \$6,300; six rooms and bath, built-in garage (corners), \$7,000.

Houses Now  
Nearing Completion  
45 Already Sold  
Select Yours Today  
Open Every Day  
Until 9 P.M.

### HARRY WARDMAN

1430 K St. N.W.

Main 4190